



City of Chicago



SO2015-1387

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/18/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2709-2745 N Ashland Ave - App No. 18323T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1832371
INTRO DATED
03-18-2015

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-G in area bound by

North Ashland Avenue, the alley next south and parallel to west Diversey parkway, the alley next east of and parallel to North Ashland Avenue, a line 507.29 feet south of and parallel to west Diversey Parkway

to those of a B2-3, Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2709-2745 N Ashland Avenue

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
M1-2 to B2-3

Applicant proposes to construct seven buildings with 6 residential dwelling units each and one building with 3 residential dwelling units with no commercial units for a total of 45 residential dwelling units.

2745 N Ashland – Building 1 – 3 units

	Zoning
	B2-3
FAR	2.29
Lot Area	2731 sq. ft./910 sq. ft. per Unit
Building Area	6251 sq. ft.
No. of Units	3
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	30' - 11"
North Side Setback	0
South Side Setback	3' - 3"
Parking	3 parking spaces

**2741-2743 N Ashland –
Building 2 – 6 units**

	Zoning
	B2-3
FAR	2.21
Lot Area	5400 sq. ft./900 sq. ft. per Unit
Building Area	11,928 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3' - 4"
South Side Setback	3' - 4"
Parking	6 parking spaces

**2741-2743 N Ashland –
Building 3 – 6 units**

	Zoning
	B2-3
FAR	2.22
Lot Area	5400 sq. ft./900 sq. ft. per Unit
Building Area	11, 977 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3' - 4"
South Side Setback	3' - 4"
Parking	6 parking spaces

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Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
M1-2 to B2-3

**2709-2739 N Ashland –
 Building 4 – 6 units**

	Zoning
	B2-3
FAR	2.2
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 903 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3' – 4"
South Side Setback	3'- 4"
Parking	6 parking spaces

**2709-2739 N Ashland –
 Building 5 – 6 units**

	Zoning
	B2-3
FAR	2.18
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 781 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	2' – 0"
Rear Setback	33'
North Side Setback	3' – 4"
South Side Setback	3'- 4"
Parking	6 parking spaces

**2709-2739 N Ashland –
 Building 6 – 6 units**

	Zoning
	B2-3
FAR	2.22
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 961 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3' – 4"
South Side Setback	3'- 4"
Parking	6 parking spaces

FINAL FOR PUBLICATION

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
M1-2 to B2-3

**2709-2739 N Ashland –
Building 7 – 6 units**

	Zoning
	B2-3
FAR	2.18
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 794 sq. ft.
No. of Units	6
Bldg Height	46' – 0"
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3' – 4"
South Side Setback	3'- 4"
Parking	6 parking spaces

**2709-2739 N Ashland –
Building 8 – 6 units**

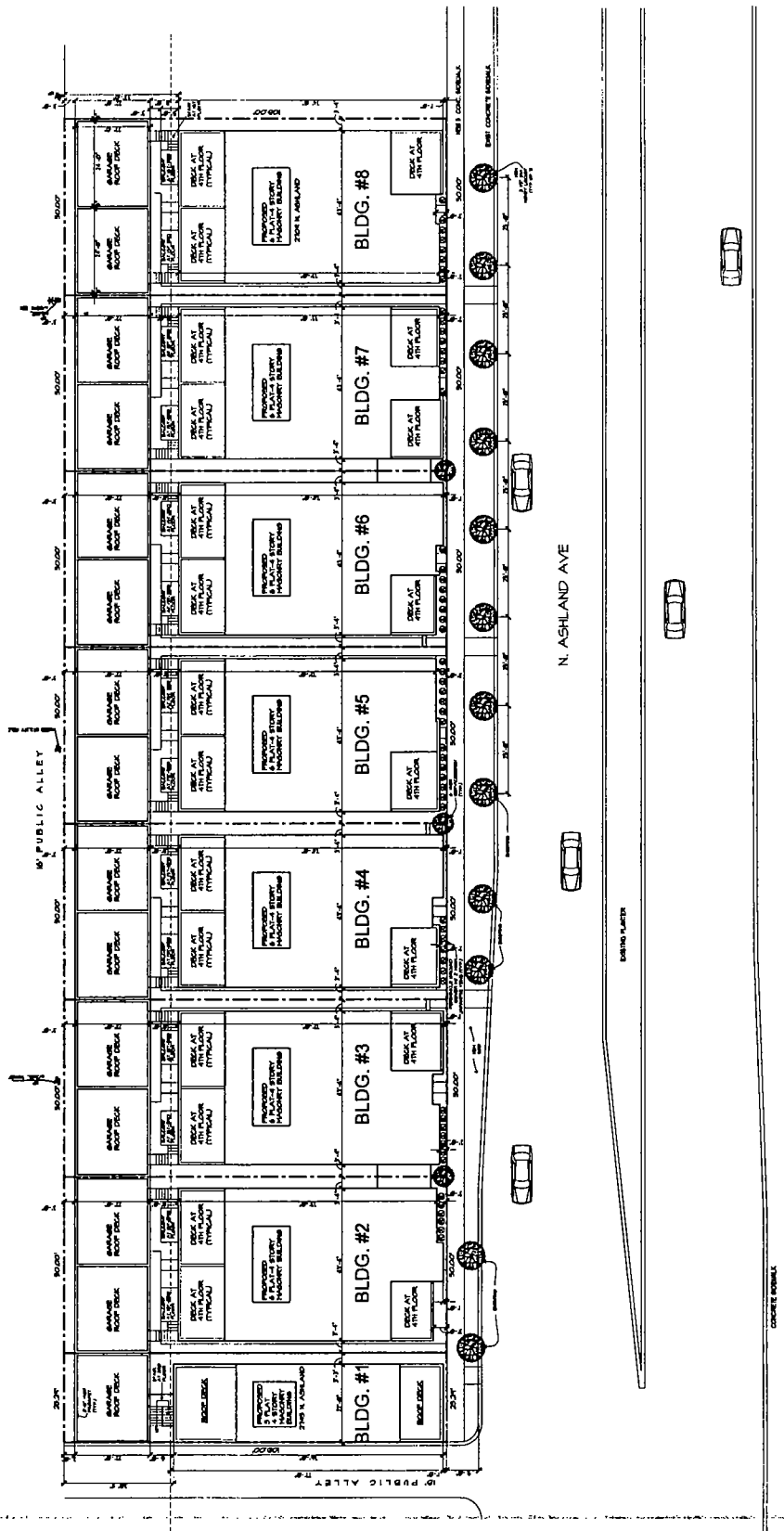
	Zoning
	B2-3
FAR	2.2
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 910 sq. ft.
No. of Units	6
Bldg Height	46' – 0"
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3' – 4"
South Side Setback	3'- 4"
Parking	6 parking spaces

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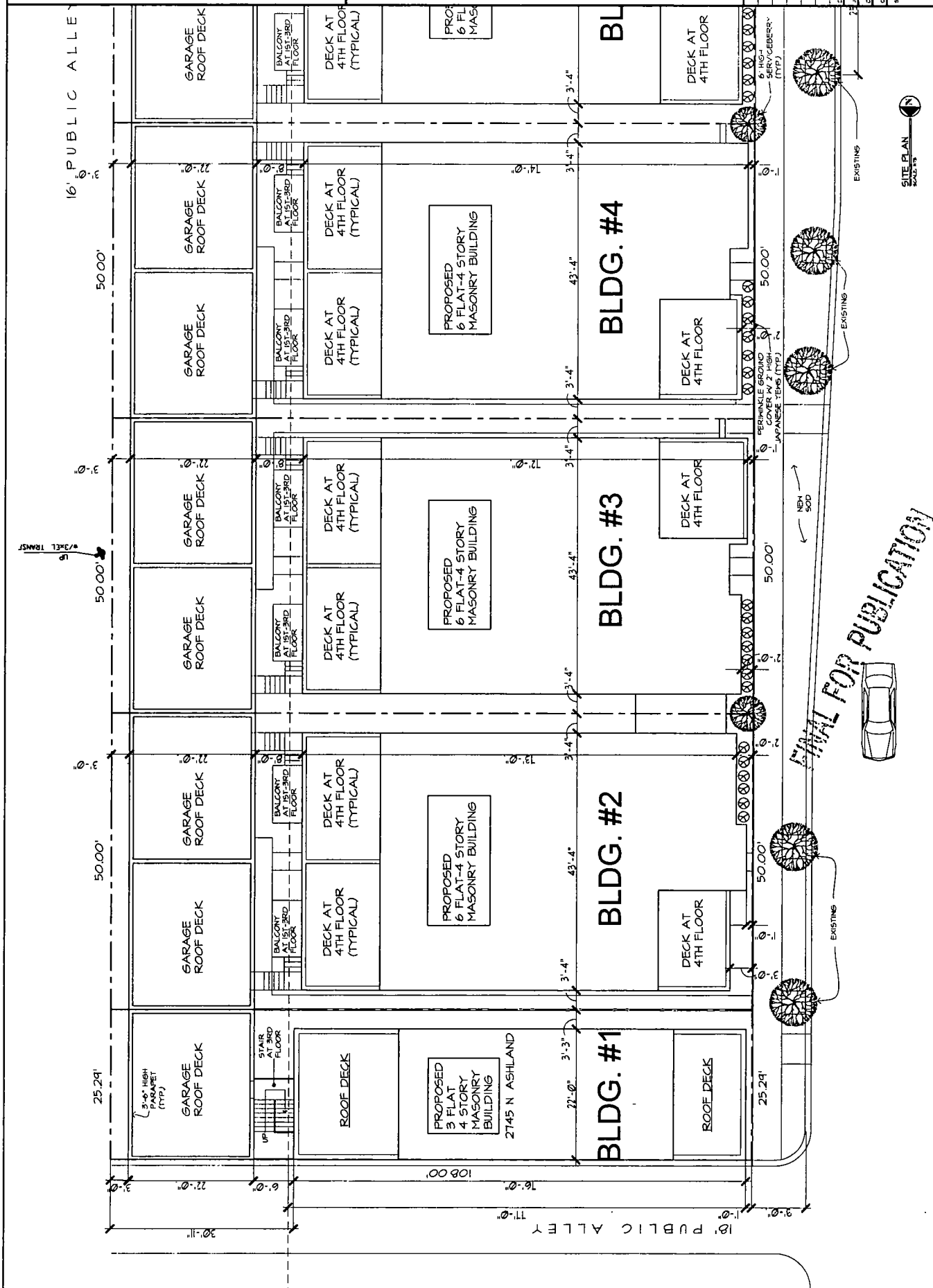


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JOB NO.	3-000
DRAWN	ACC. JK.
CHECKED	GD
SHEET	S-1

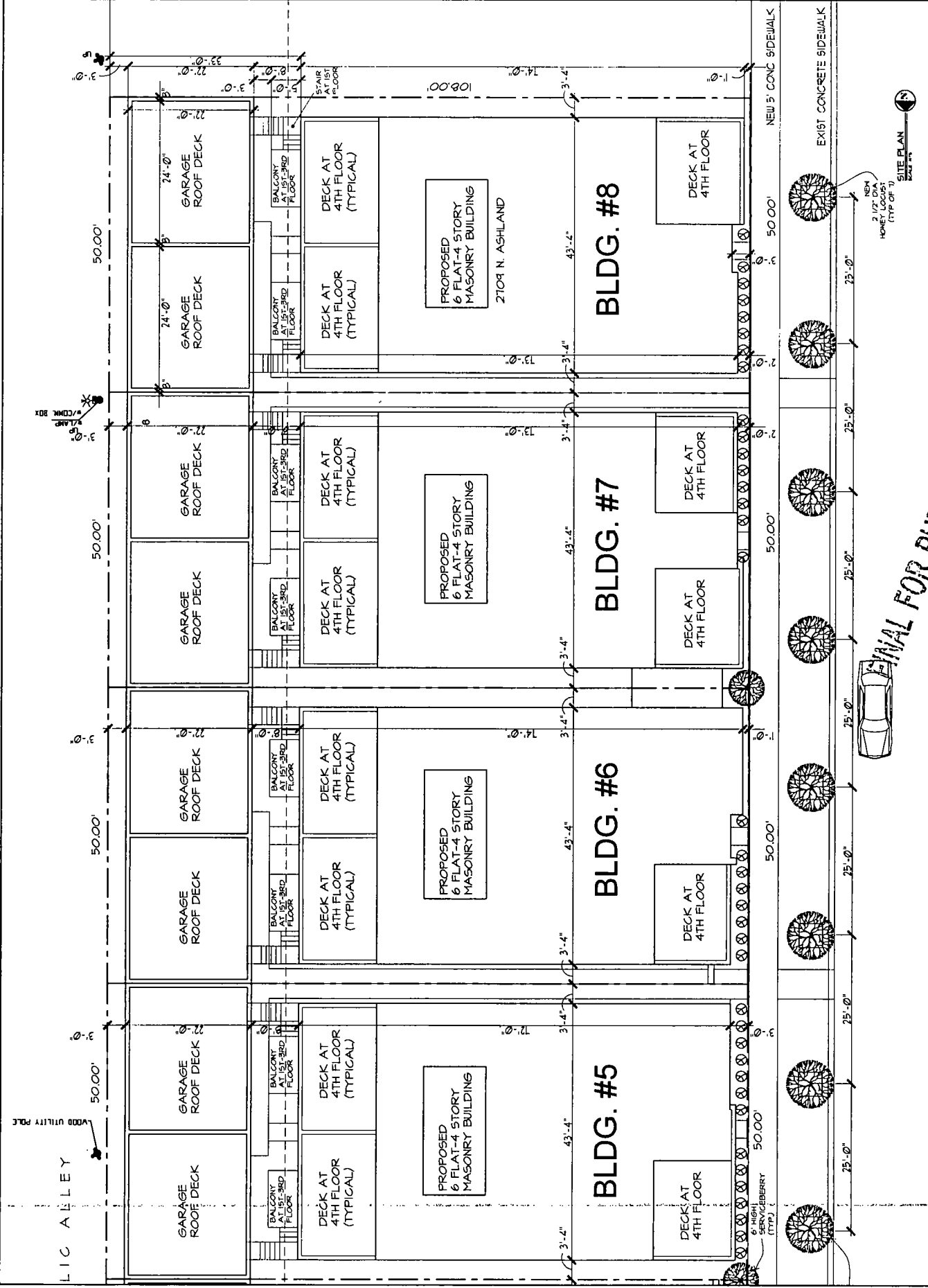
SITE PLAN
 SCALE 1/8" = 1'-0"



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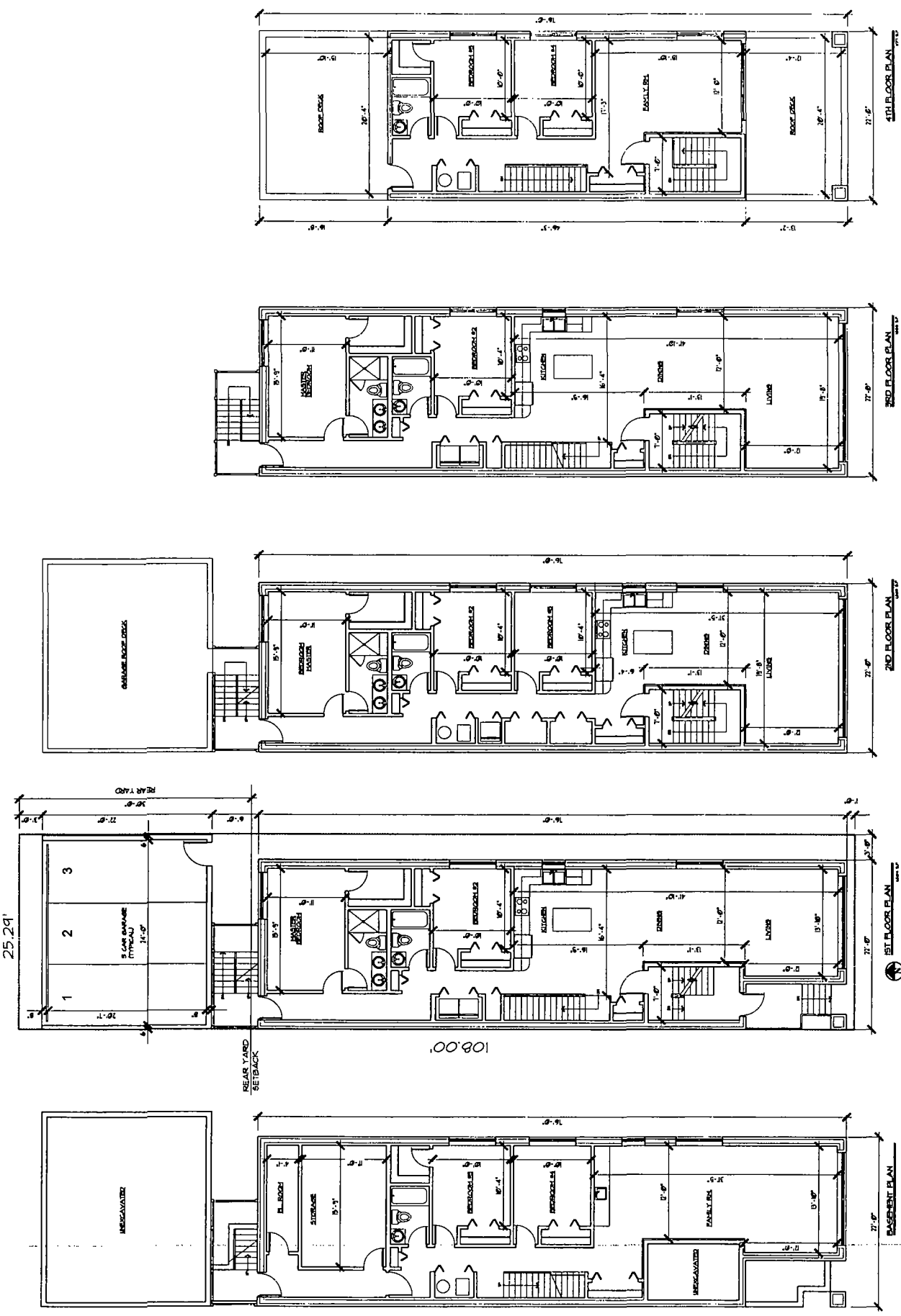


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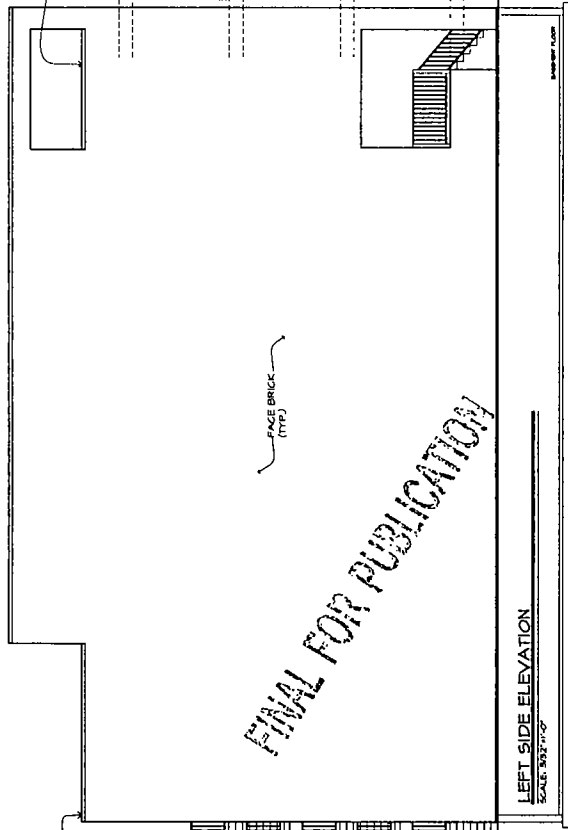
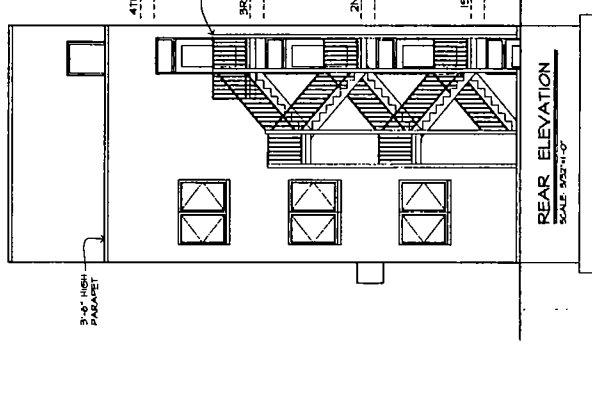
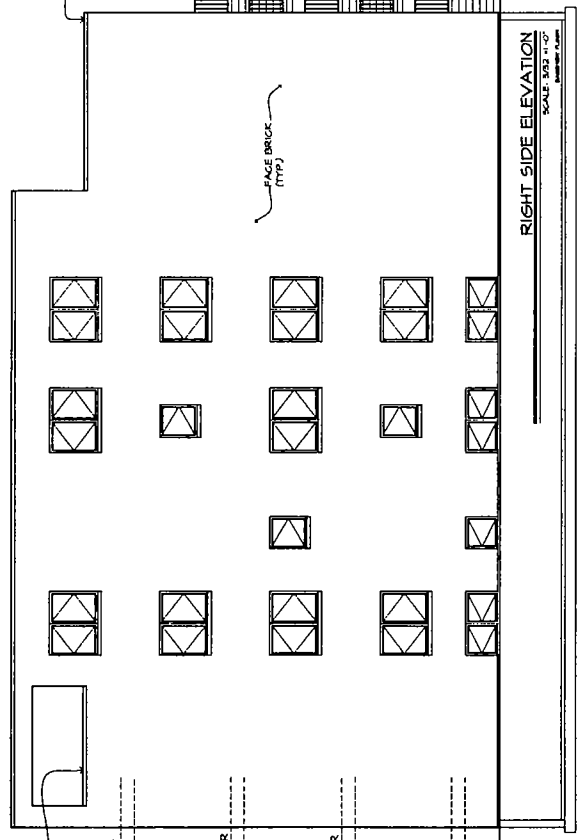
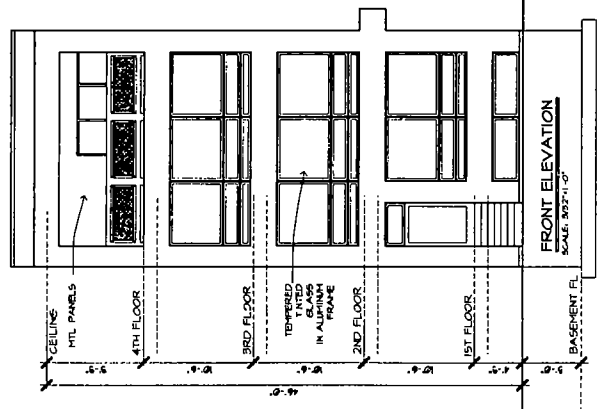
BUILDING #1



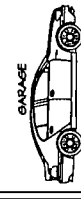
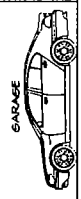
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BUILDING #1



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HTL STAIRS
 3'-0" HTL RAILINGS
 1/4" BALUSTERS @ 4" OC

HTL STAIRS
 1/4" HTL RAILINGS
 1/4" BALUSTERS @ 4" OC

FACE BRICK
 (TYP)

FACE BRICK
 (TYP)

3'-6" HIGH
 PARAPET

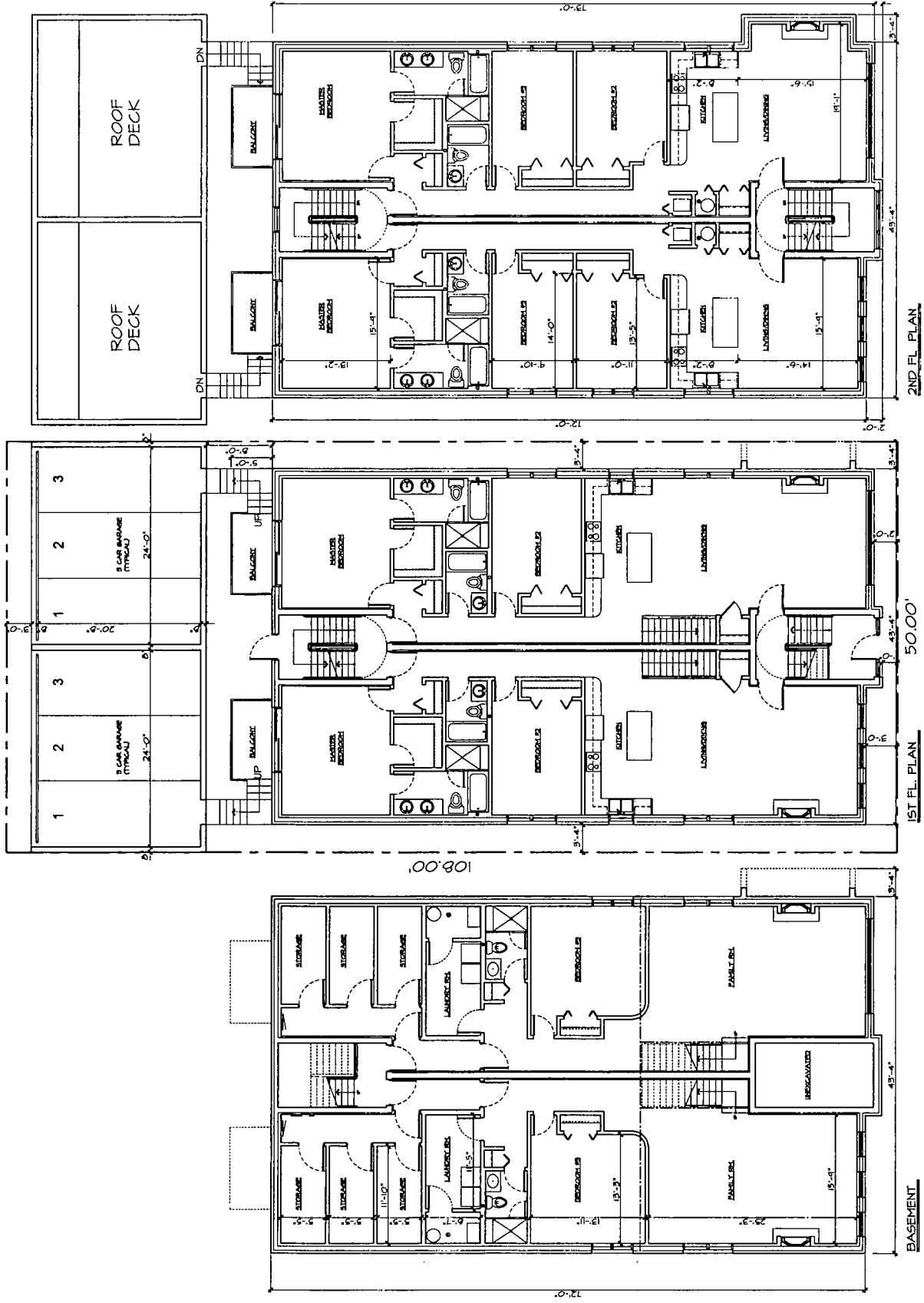
3'-6" HIGH
 PARAPET

3'-6" HIGH
 PARAPET

3'-6" HIGH
 PARAPET



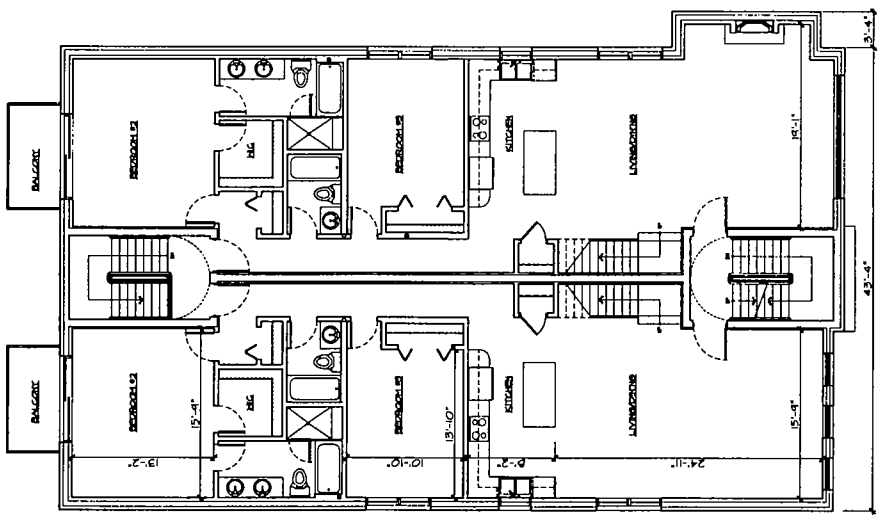
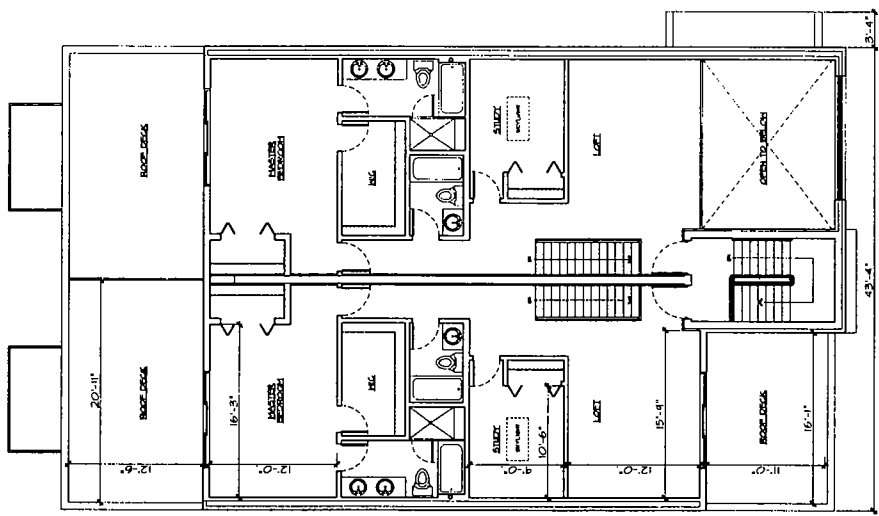
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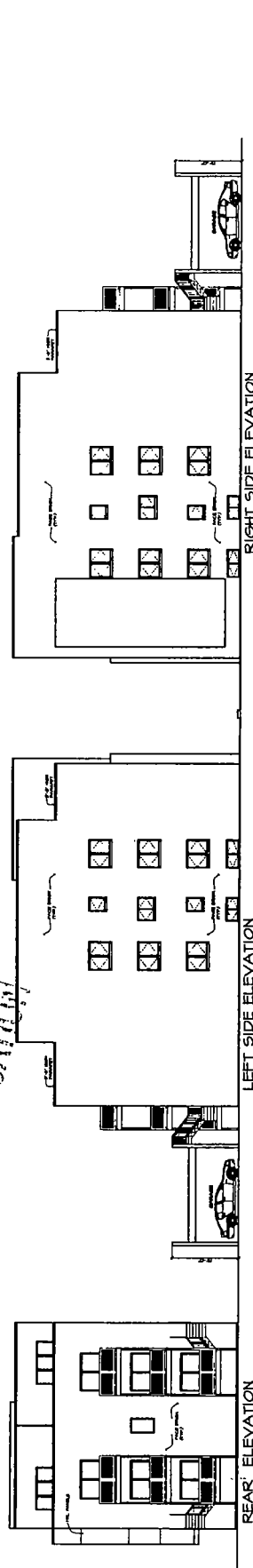
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DATE: 10 APRIL 64	JOB NO. 11-008	DRAGON: A.C. 7/2	SCALE: 1/8" = 1'-0"
CLIENT: O.B.	PROJECT: 2-B	SHEET: 2-B	



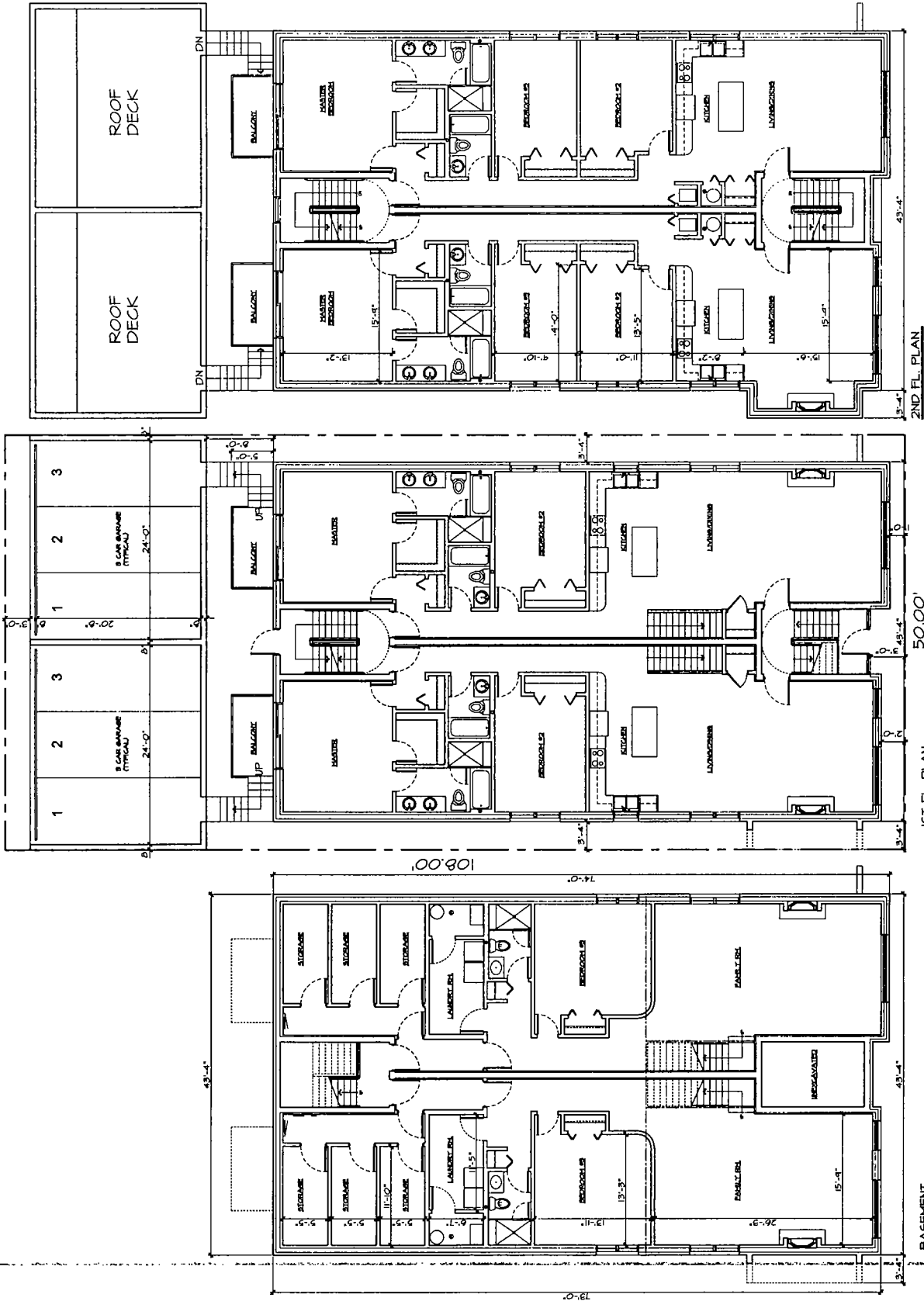
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BUILDING #2



BUILDING #3

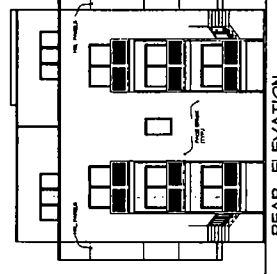
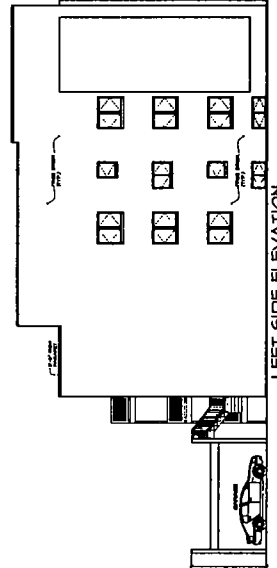
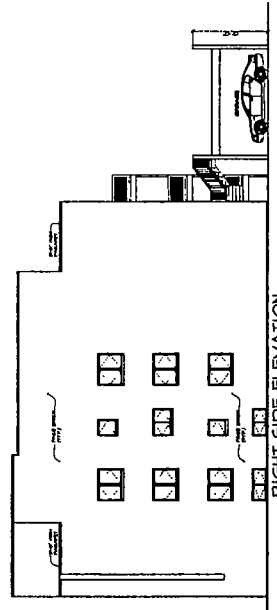
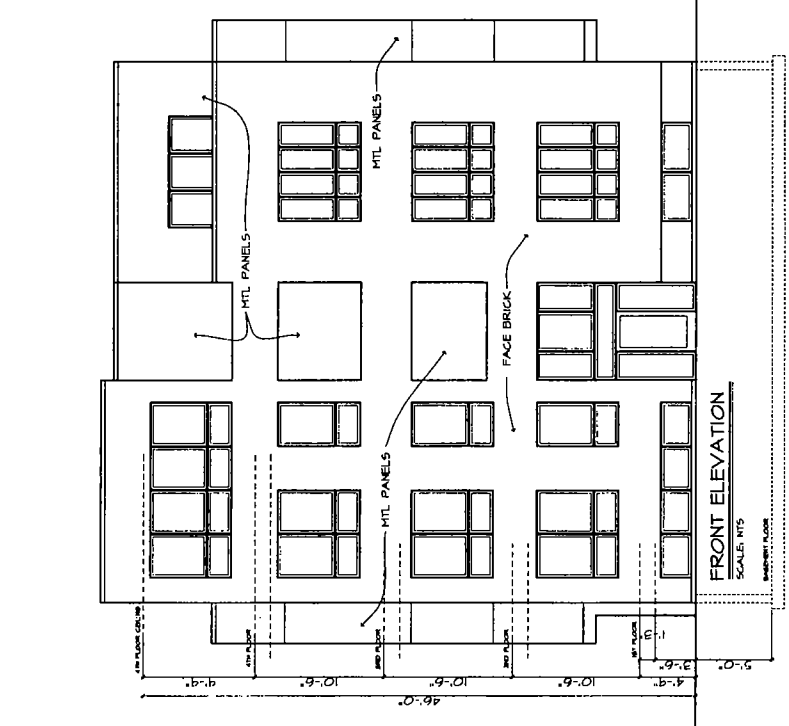
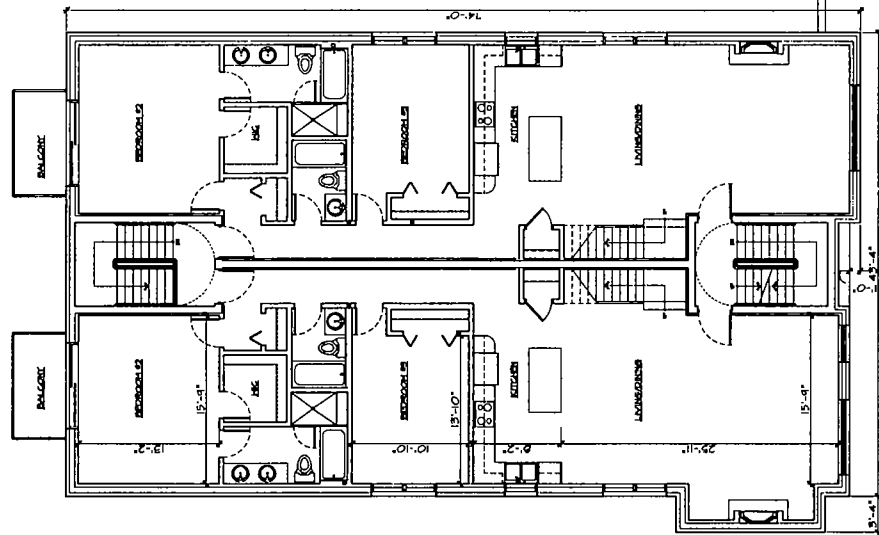
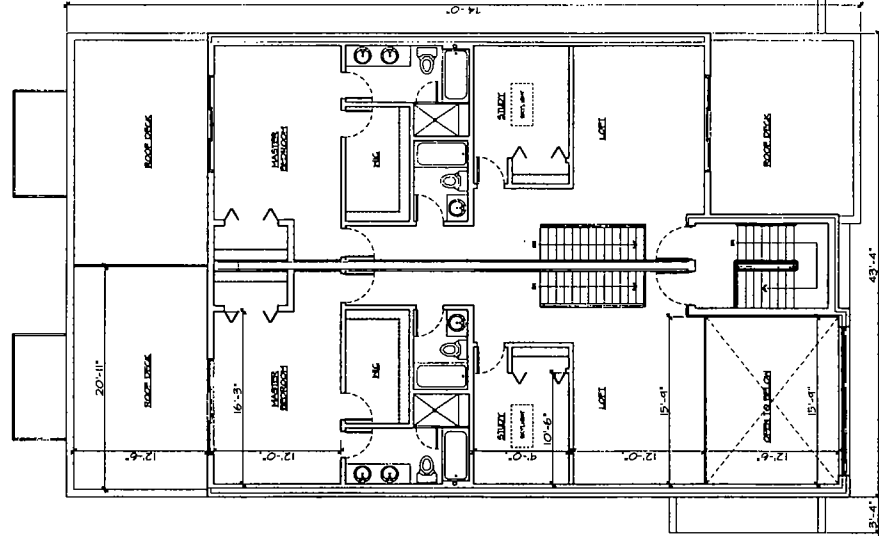


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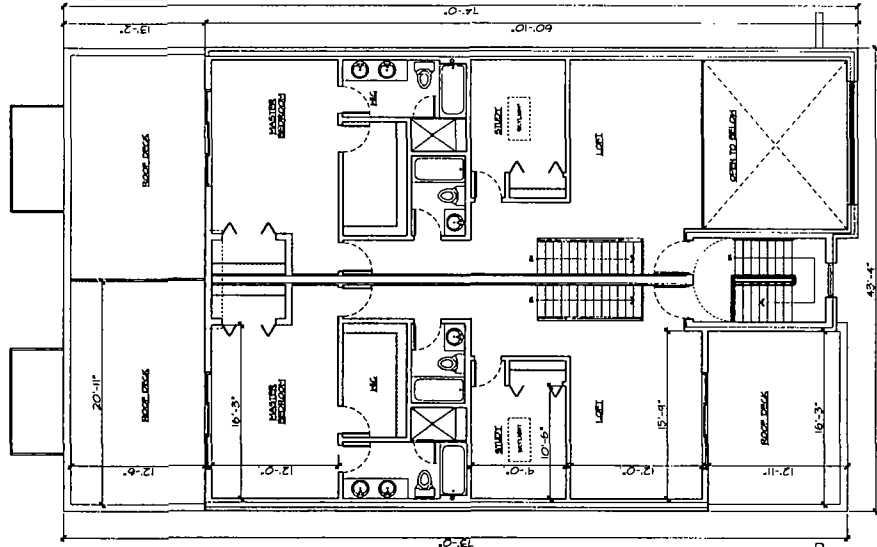
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CHECKED:	
SCALE:	AS SHOWN

3-B
 S-4E1

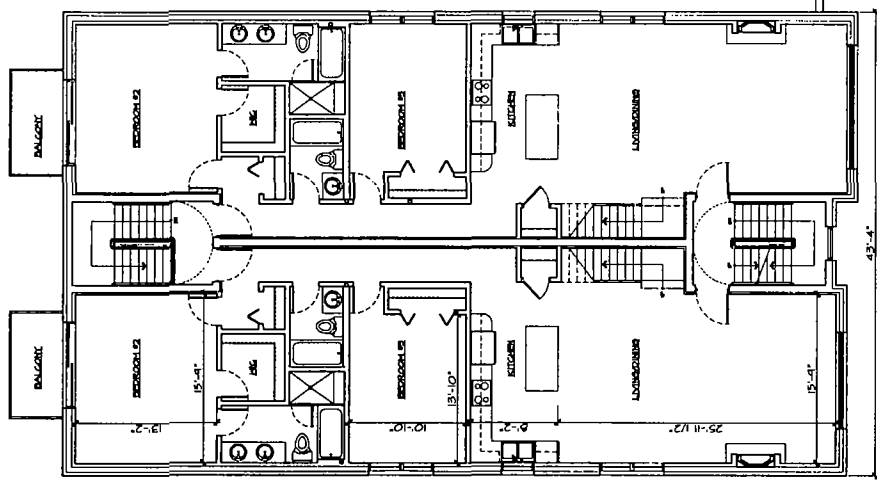


BUILDING #3

BUILDING #4



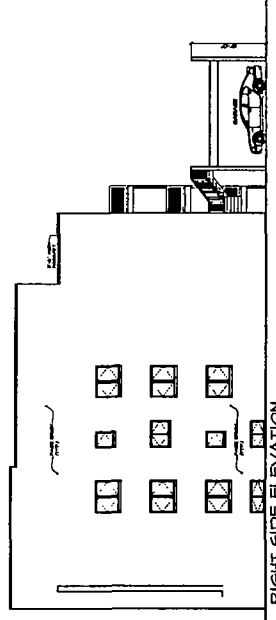
4TH FLOOR
 SCALE: 1/8" = 1'-0"



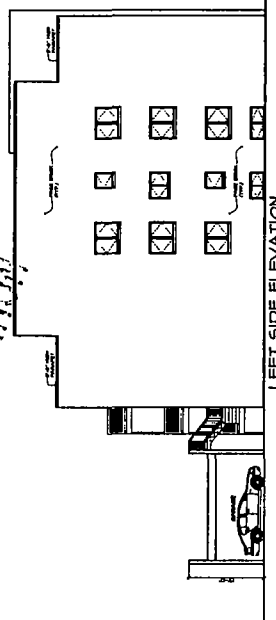
3RD FLOOR
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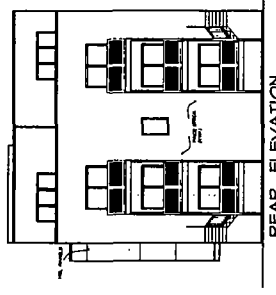
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RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



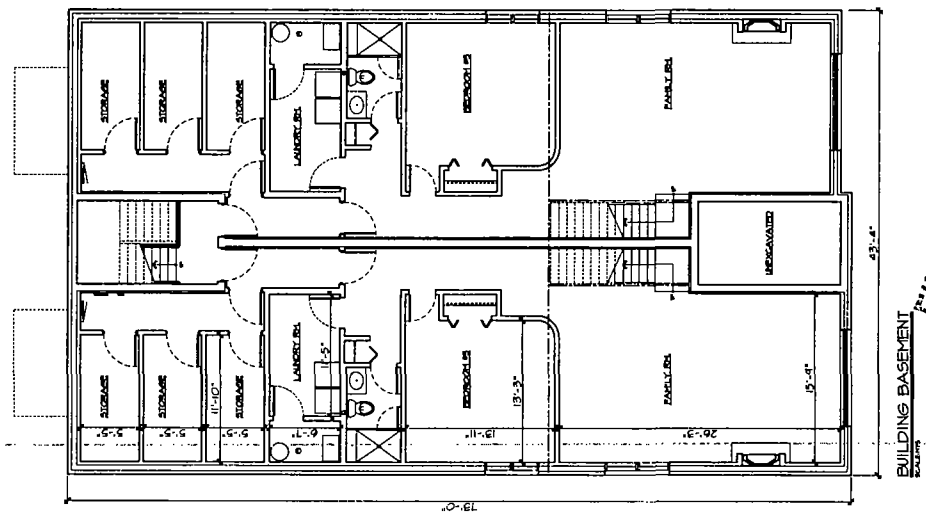
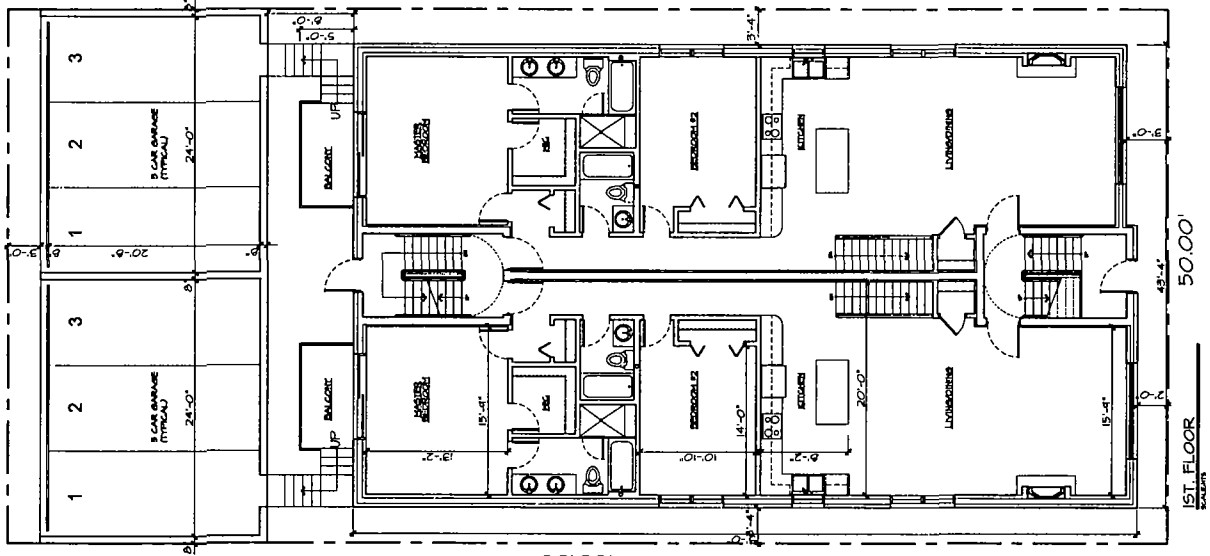
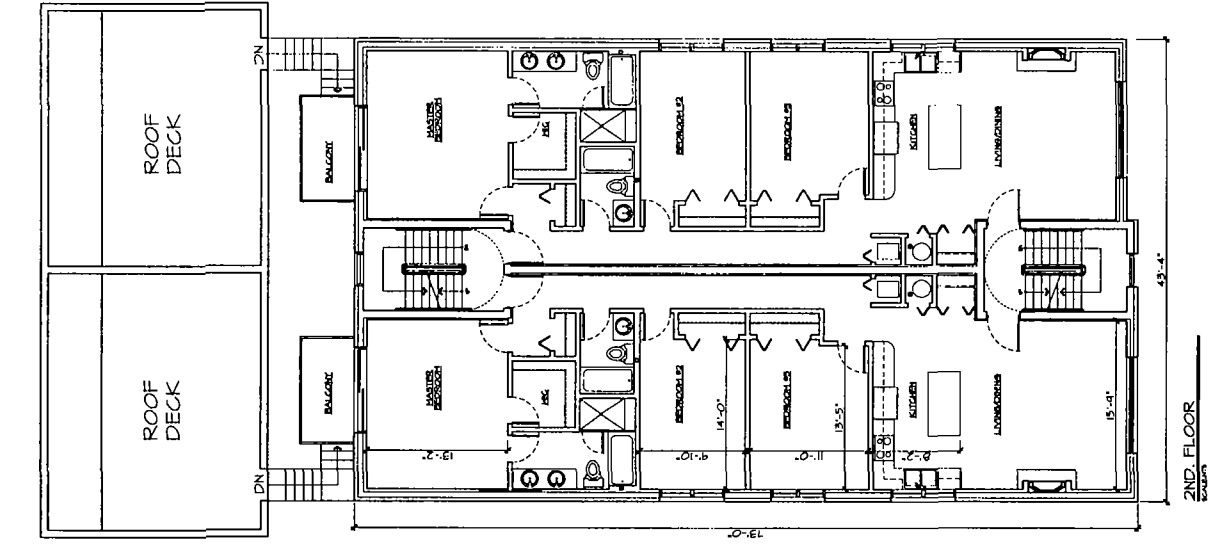
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING #5



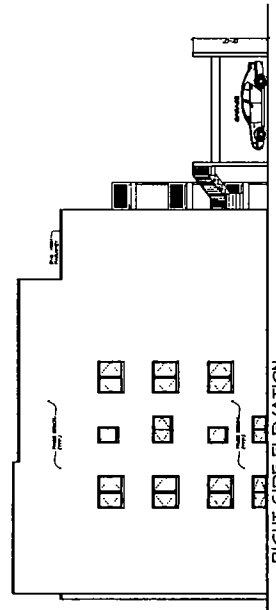
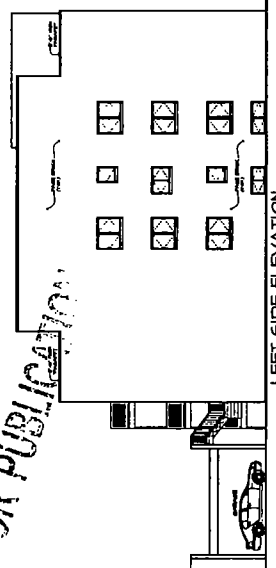
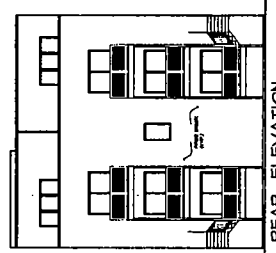
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SHEET:

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

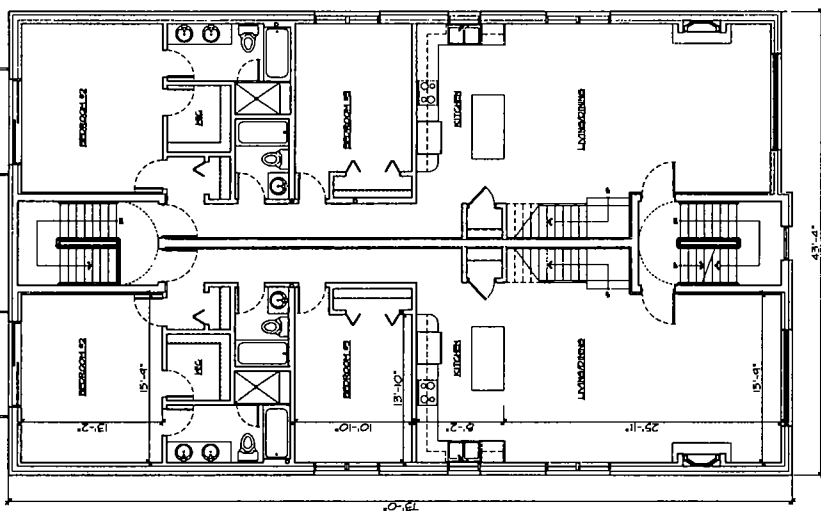
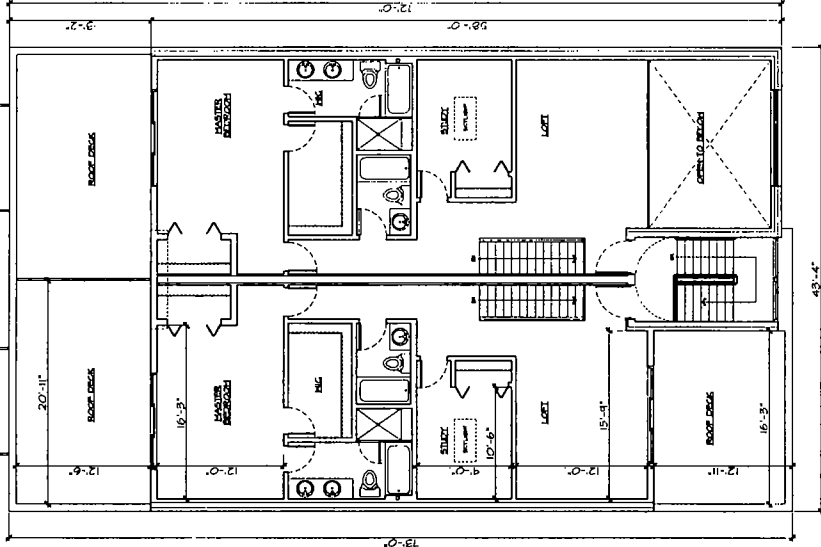
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION

4TH FLOOR
SCALE: 1/8" = 1'-0"

3RD FLOOR
SCALE: 1/8" = 1'-0"



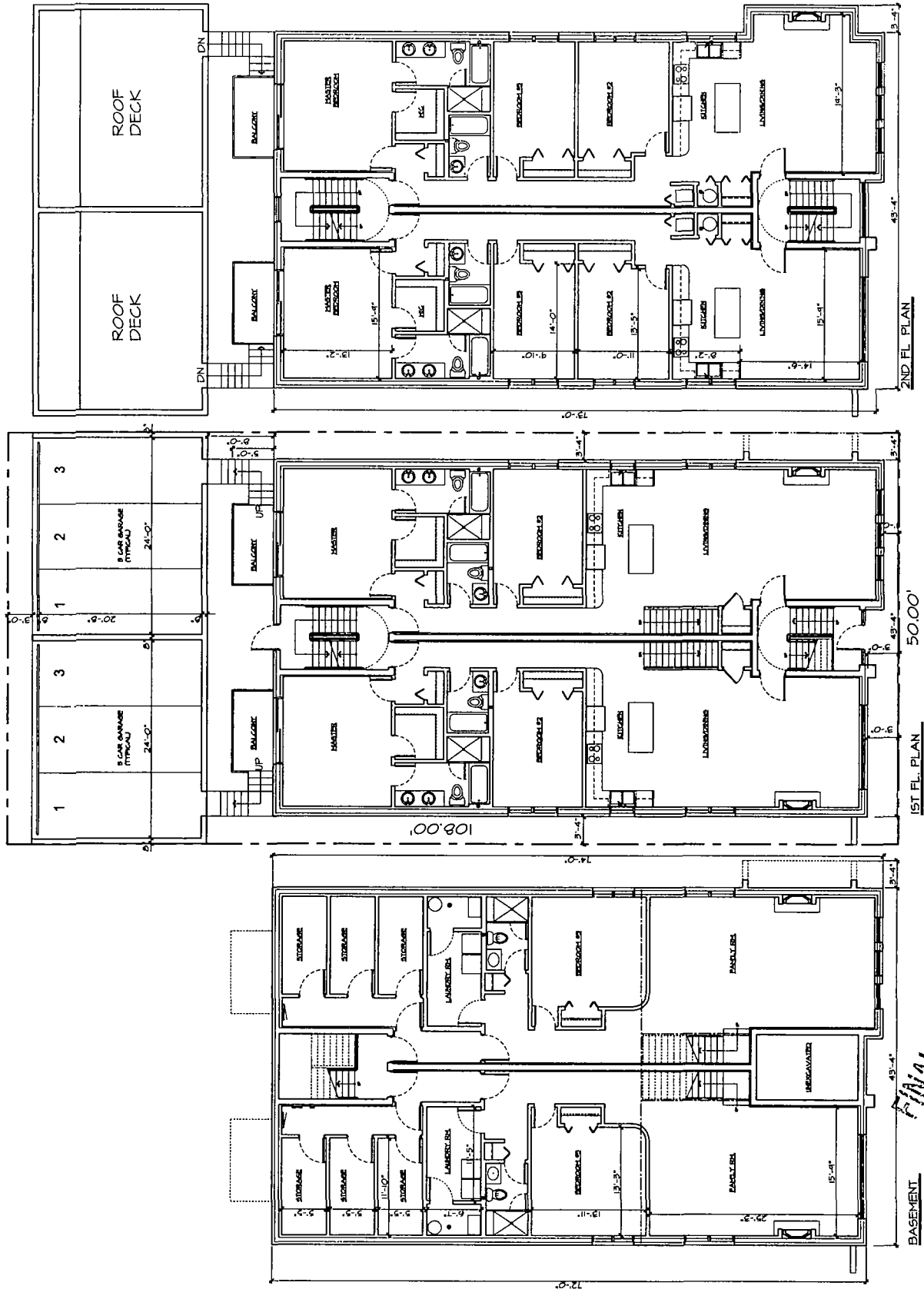
FRONT ELEVATION
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DATE: 10 APRIL 83
JOB NO: 83-001
DRAWN: ACJ/TJK
CHECKED: JCB



BUILDING #6

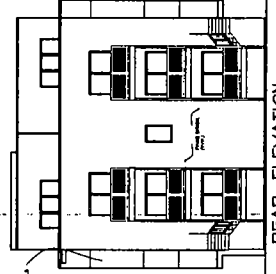
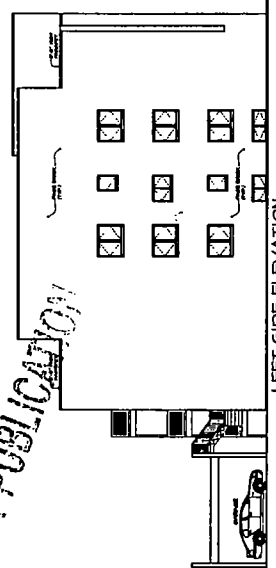
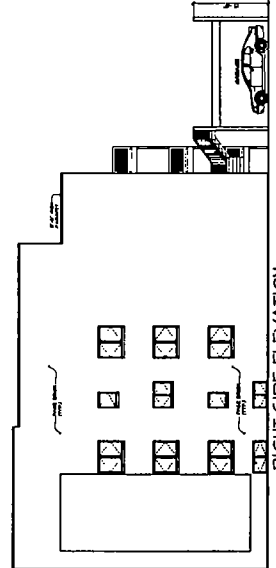
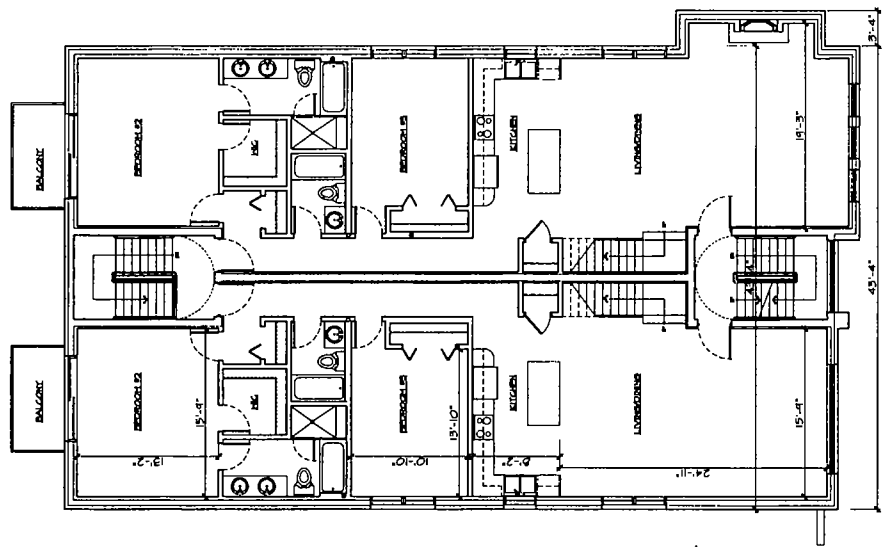
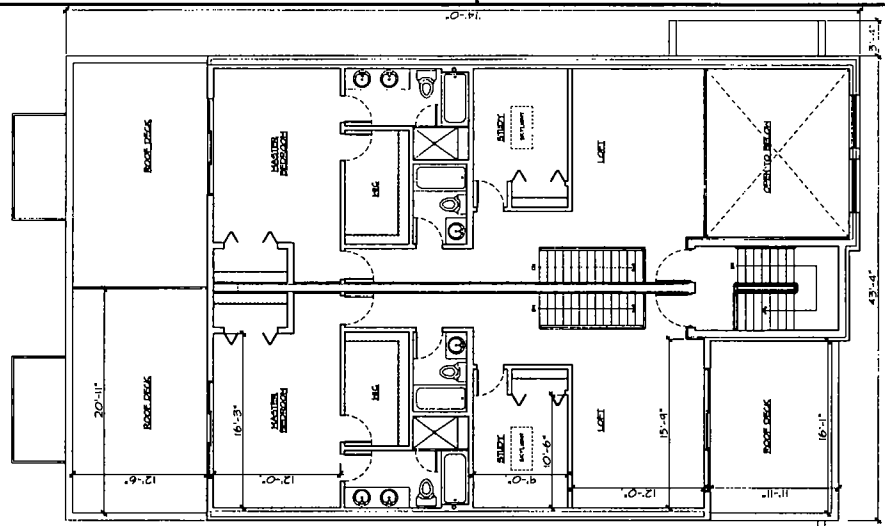


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DATE: 10 APRIL 05	JOB NO. 05-001	DRAWN: AGJ/TK	CHECKED: DJ
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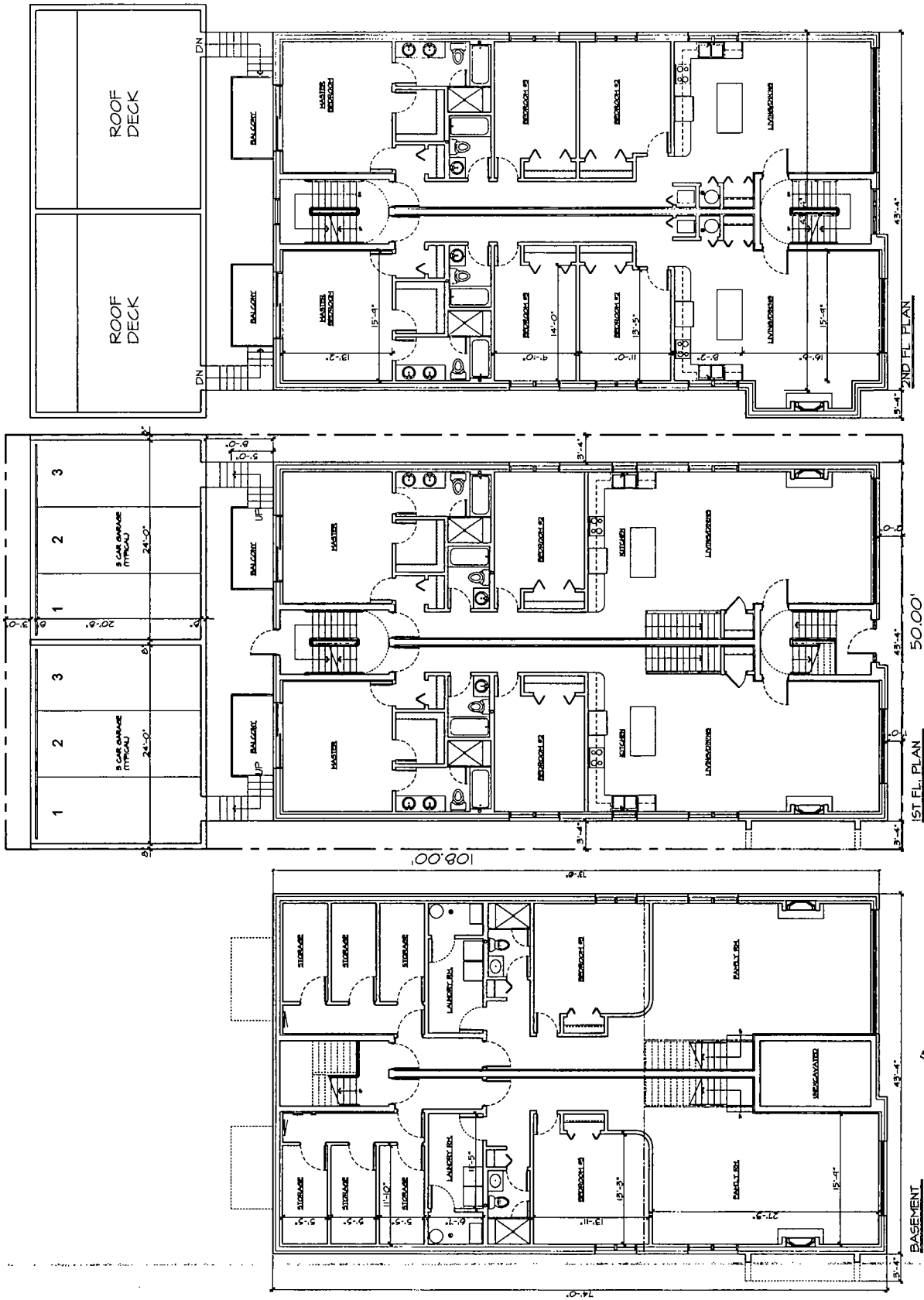
BUILDING #6



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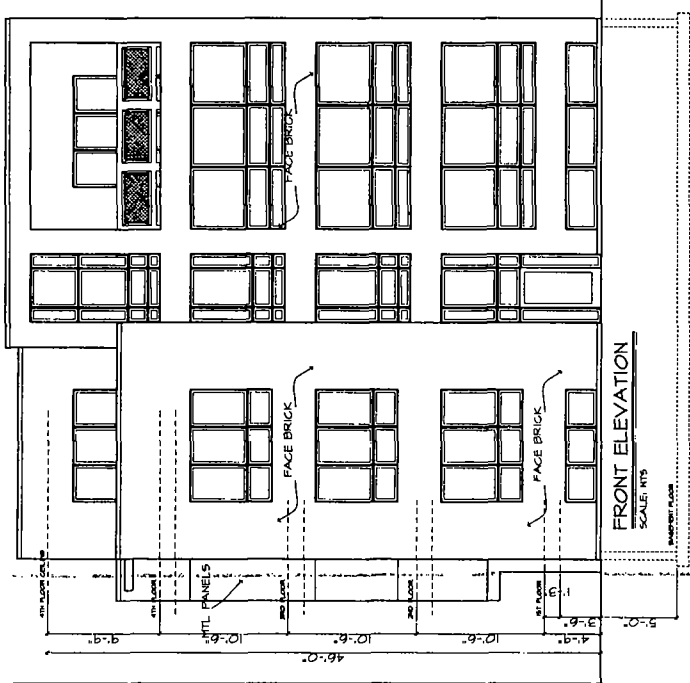
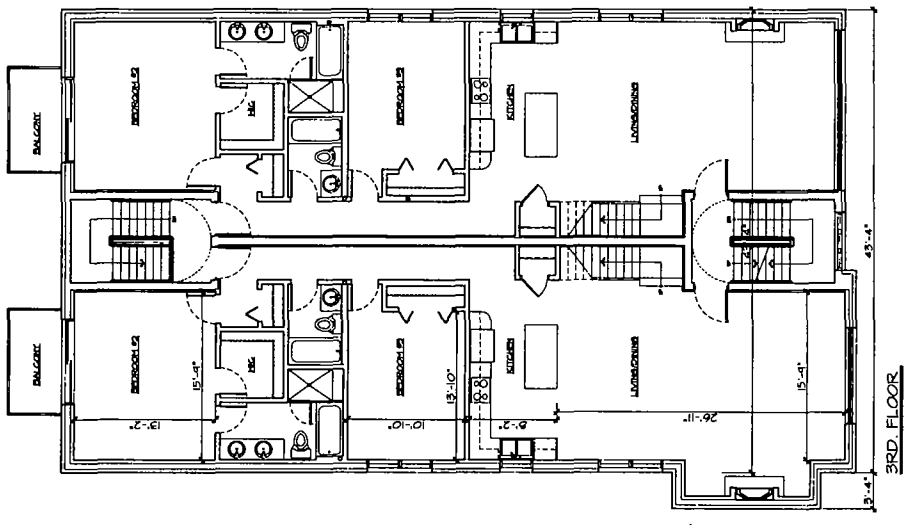
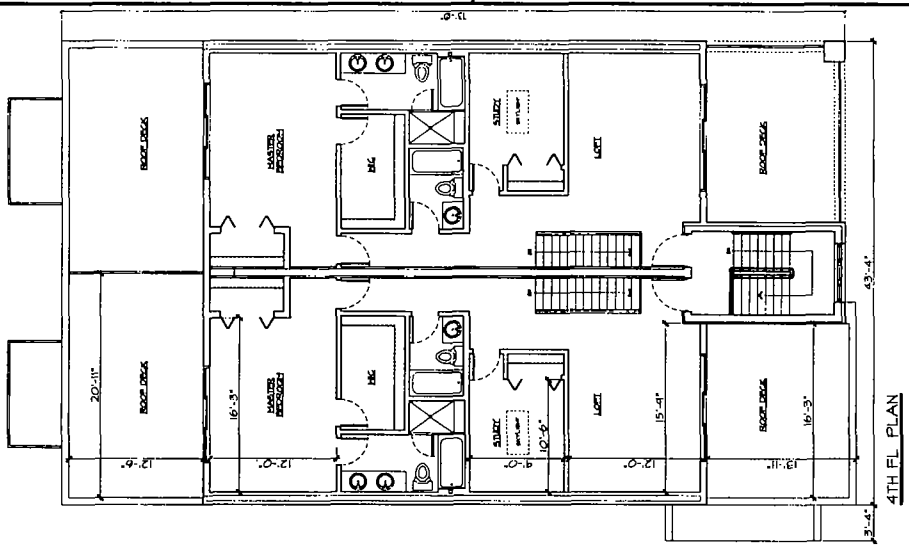
BUILDING #7



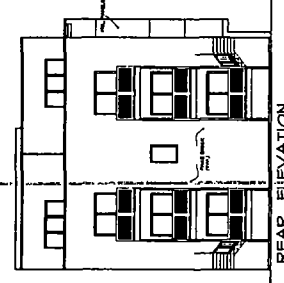
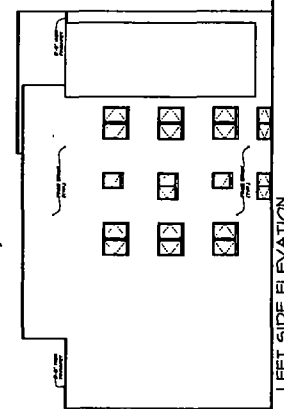
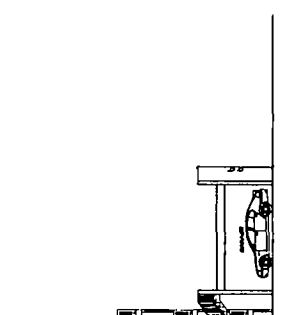
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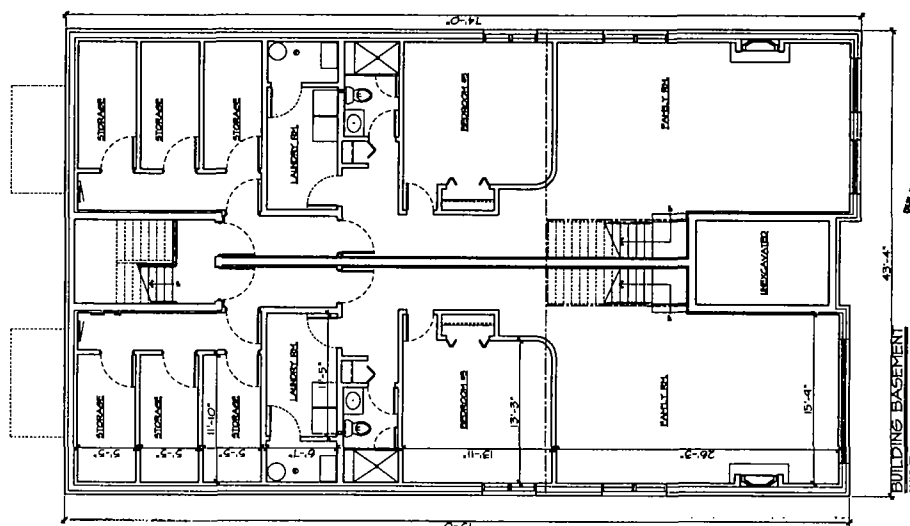
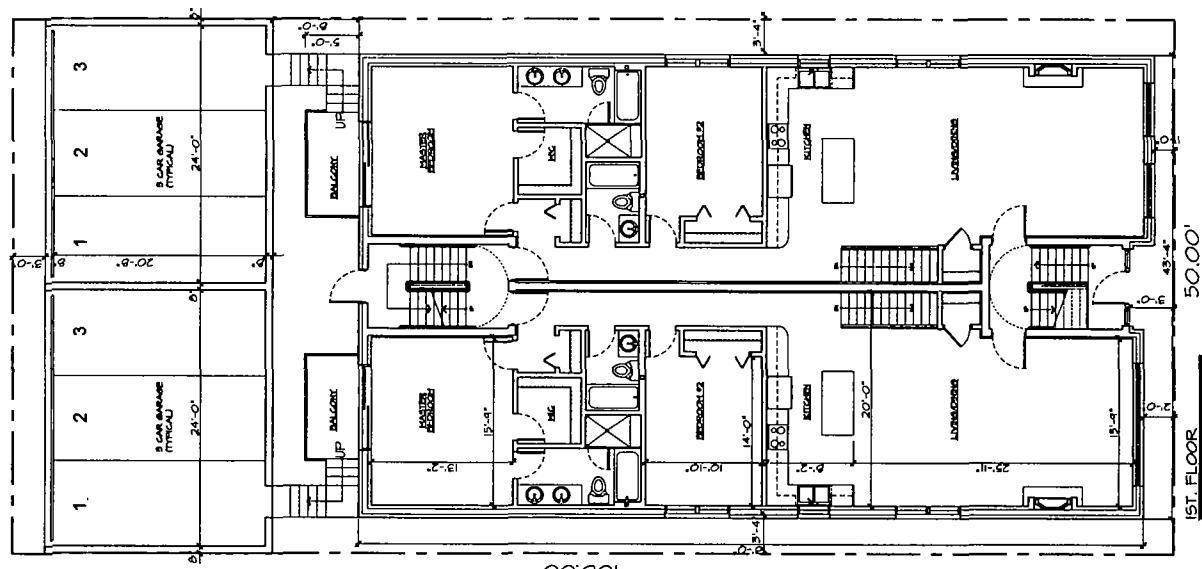
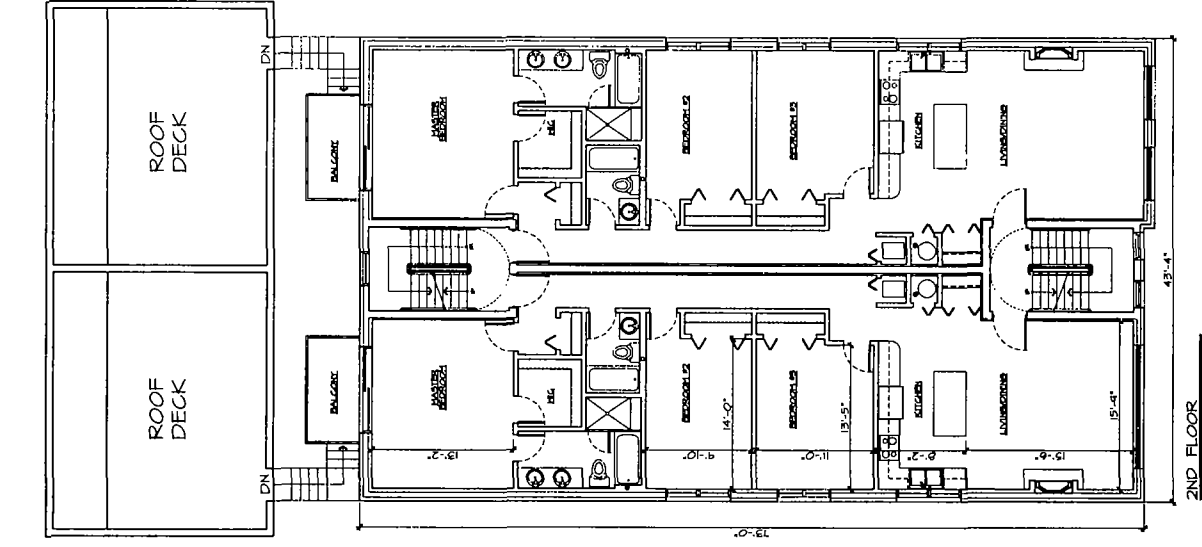
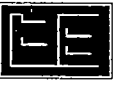
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JOB NO.: 18-003	DESIGN: A/C/1/C
CHECKED: G.D.	DATE: 12/19/78



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BUILDING #7



BUILDING #8

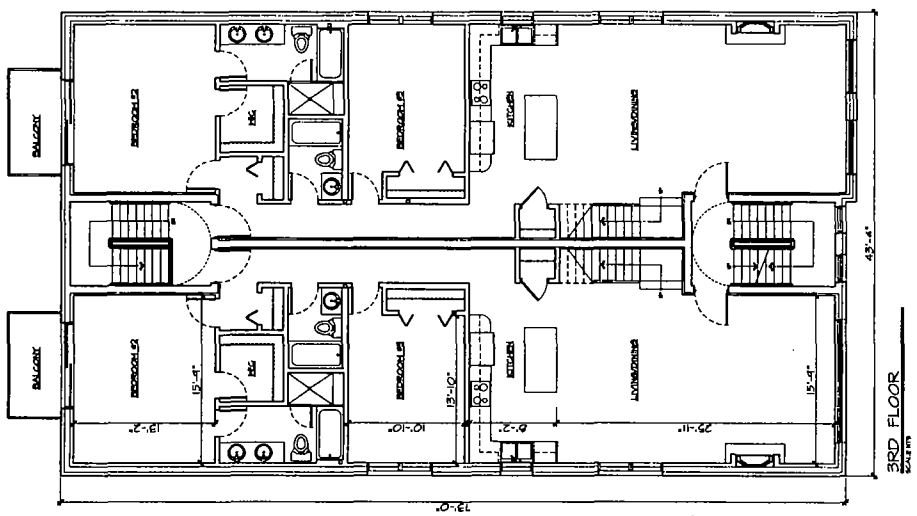
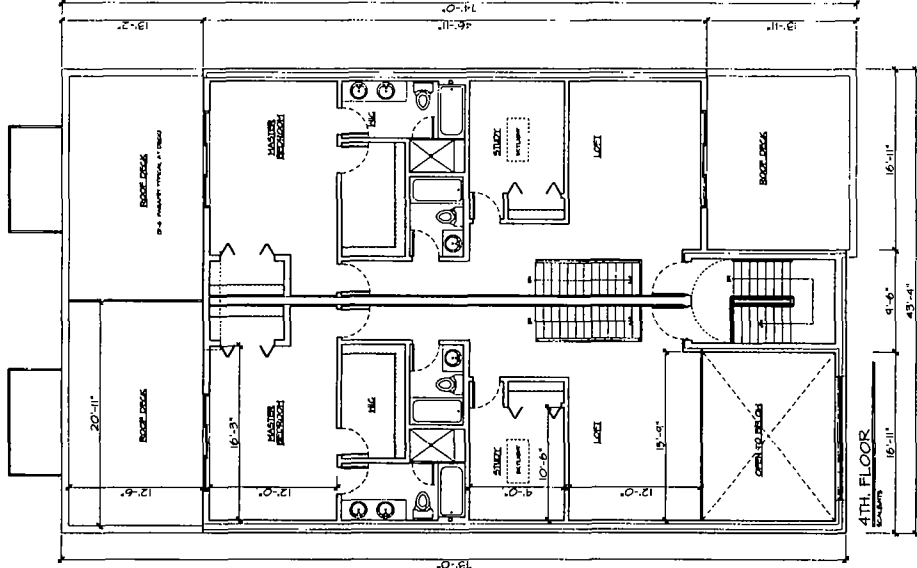
2ND FLOOR
 43'-4"

1ST FLOOR
 50'-0"

BUILDING BASEMENT
 43'-4"

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BUILDING #8



FINAL FOR PUBLICATION

